

# MINUTES

## STATE BUILDING COMMISSION MEETING

JANUARY 14, 2010

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:02 a.m.	Department of Human Services	Assistant Commissioner Andrea Cooper
11:03 a.m.	Department of Environment and Conservation	
11:04 a.m.	University of Tennessee	Dr. Jan Simek
11:05 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:20 a.m.	Department of Finance and Administration	
11:25 a.m.	State Building Commission	

### STATE BUILDING COMMISSION MEMBERS PRESENT

Ron Ramsey, Lieutenant Governor  
Kent Williams, Speaker of the House of Representatives  
Dave Goetz, Commissioner, Department of Finance and Administration  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer  
Tre Hargett, Secretary of State

### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

### OTHERS PRESENT

Mike Fitts, State Architect	Felenceo Hill, Department of Finance and Administration
Georgia Martin, State Architect's Office	Dottie Hagood, Real Property Administration
Alan Robertson, State Architect's Office	Cleve Salmon, Real Property Administration
Janie Porter, Attorney General's Office	Bob Grunow, Department of Mental Health and Developmental Disabilities
Genie Whitesell, Attorney General's Office	Mark Cherpack, Department of Finance and Administration
Jonathan Rummel, Secretary of State's Office	Alvin Payne, University of Tennessee
Annette Crutchfield, Legislative Budget Office	George Criss, University of Tennessee
Joy Harris, Treasurer's Office	Gary Rogers, University of Tennessee
Melinda Parton, Comptroller's Office	Russ Deaton, THEC
Dick Tracy, Tennessee Board of Regents	Scott Boelscher, THEC
Diane Uhler, Tennessee Board of Regents	Jim Dixey, Real Property Administration
John Carr, Finance and Administration	Cindy Liddell, Bond Finance
Nancy Blevins, Department of Finance and Administration	

Bill Finney, Real Property Administration  
Chuck Taylor, Department of Veterans Affairs  
Bill Rasnick, East Tennessee State University  
Tom Fusco, Department of Human Services  
Jerry Barlar, Department of Human Services  
Edward Belbusti, SKANSKA  
Kim Adkins, Capitol Strategy Group  
Steve Buttry, Capitol Strategy Group  
George Hyfantis, QE2  
Anne Clarke, Real Property Administration  
David Gregory, Tennessee Board of Regents

Lieutenant Governor Ron Ramsey called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

\* \* \* \* \*

DEPARTMENT OF HUMAN SERVICES

11:02 a.m.

Assistant Commissioner Andrea Cooper requested action on the following matter.

TENNESSEE REHABILITATION CENTER, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$7,390,489.00 to \$8,010,489.00 (\$620,000.00 increase) for **Dorm D & E Upgrades** at Tennessee Rehabilitation Center, Smyrna, to include replacing existing hot water heating system and hazardous materials abatement.

**Revised Estimated Project Cost:       \$8,010,489.00**  
*SBC Project No.                   442/006-01-2002*

\* \* \* \* \*

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:03 a.m.

WEST TENNESSEE RIVER BASIN AUTHORITY

- 1) Mr. Fitts stated that evaluation of the proposals for the selection of a consultant for **Engineering Services** for the West Tennessee River Basin Authority was still ongoing and requested that the matter be referred to the Subcommittee. The Commission referred the request to the Subcommittee, with authority to act.

**Estimated Project Cost:      \$250,000.00**  
*SBC Project No.              128/020-01-2009*

\* \* \* \* \*

UNIVERSITY OF TENNESSEE

11:04 a.m.

Dr. Jan Simek requested action on the following matters.

**AMERICAN RECOVERY AND REINVESTMENT ACT**

- 1) Approved the following ARRA-funded projects with the selection of designers referred to the Subcommittee, with authority to act:

**A. U.T. CHATTANOOGA**

- 1) **Fire Alarm System Upgrades**  
Estimated Project Cost: \$200,000.00  
SBC Project No. 540/005-01-2010  
Designer required
- 2) **Academic Math Mall**  
Estimated Project Cost: \$400,000.00  
SBC Project No. 540/005-02-2010  
Designer required
- 3) **Fine Arts Theater Improvements**  
Estimated Project Cost: \$195,000.00  
SBC Project No. 540/005-03-2010
- 4) **Exterior Door Replacement**  
Estimated Project Cost: \$300,000.00  
SBC Project No. 540/005-04-2010
- 5) **Lighting Upgrades**  
Estimated Project Cost: \$400,000.00  
SBC Project No. 540/005-05-2010
- 6) **Patten House Exterior Repairs**  
Estimated Project Cost: \$700,000.00  
SBC Project No. 540/005-06-2010  
Designer required
- 7) **Window Replacements**  
Estimated Project Cost: \$500,000.00  
SBC Project No. 540/005-07-2010  
Designer required

- 8) **Roof Replacement**  
Estimated Project Cost: \$300,000.00  
SBC Project No. 540/005-08-2010  
Designer required
- 9) **Restroom Upgrades**  
Estimated Project Cost: \$600,000.00  
SBC Project No. 540/005-09-2010  
Designer required

**B. U.T. KNOXVILLE**

- 1) **Utility Metering Installation**  
Estimated Project Cost: \$2,450,000.00  
SBC Project No. 540/009-01-2010
- 2) **Building Transformers Replacement**  
Estimated Project Cost: \$1,000,000.00  
SBC Project No. 540/009-02-2010
- 3) **Interior Lighting Upgrades**  
Estimated Project Cost: \$6,200,000.00  
SBC Project No. 540/009-03-2010
- 4) **Exterior Lighting Improvements**  
Estimated Project Cost: \$1,000,000.00  
SBC Project No. 540/009-04-2010
- 5) **Chilled Water Plant Control Upgrades**  
Estimated Project Cost: \$6,100,000.00  
SBC Project No. 540/009-05-2010  
Designer required
- 6) **Alumni Memorial & HPER Buildings Roof Replacement**  
Estimated Project Cost: \$1,350,000.00  
SBC Project No. 540/009-06-2010  
Designer required
- 7) **Austin Peay & Alumni Memorial Systems Improvements**  
Estimated Project Cost: \$4,500,000.00  
SBC Project No. 540/009-07-2010  
Designer required
- 8) **NimBios Renovations – Walters/Hesler/Dabney**  
Estimated Project Cost: \$500,000.00  
SBC Project No. 540/009-08-2010

- 9) **Communications/Student Services Renovations**  
**Estimated Project Cost: \$375,000.00**  
*SBC Project No. 540/009-09-2010*
- 10) **Perkins Chem Lab and Storage**  
**Estimated Project Cost: \$300,000.00**  
*SBC Project No. 540/009-10-2010*  
Designer required
- 11) **Jessie Harris Nutrition Renovation**  
**Estimated Project Cost: \$1,600,000.00**  
*SBC Project No. 540/009-11-2010*
- 12) **Law College Improvements**  
**Estimated Project Cost: \$750,000.00**  
*SBC Project No. 540/009-12-2010*
- 13) **Stokely Management G2/G4 Classroom Upgrades**  
**Estimated Project Cost: \$200,000.00**  
*SBC Project No. 540/009-13-2010*
- 14) **Department of Music Equipment**  
**Estimated Project Cost: \$750,000.00**  
*SBC Project No. 540/009-14-2010*
- 15) **Morgan Hall Suite 125 Renovations**  
**Estimated Project Cost: \$130,000.00**  
*SBC Project No. 540/009-15-2010*
- 16) **Clarence Brown Theatre Fly System Improvements**  
**Estimated Project Cost: \$400,000.00**  
*SBC Project No. 540/009-16-2010*
- 17) **Buehler Lab Renovation**  
**Estimated Project Cost: \$3,750,000.00**  
*SBC Project No. 540/009-17-2010*  
Designer required
- 18) **HPER Exercise & Sport Leisure Studies Upgrade**  
**Estimated Project Cost: \$260,000.00**  
*SBC Project No. 540/009-18-2010*
- 19) **College of Nursing Improvements**  
**Estimated Project Cost: \$200,000.00**  
*SBC Project No. 540/009-19-2010*

- 20) **Architecture Studio Upgrades**  
**Estimated Project Cost: \$450,000.00**  
*SBC Project No. 540/009-20-2010*  
Designer required
- 21) **Clarence Brown Theatre System Improvements**  
**Estimated Project Cost: \$150,000.00**  
*SBC Project No. 540/009-21-2010*
- 22) **Libraries Improvements**  
**Estimated Project Cost: \$3,575,000.00**  
*SBC Project No. 540/009-22-2010*  
Designer required
- 23) **Visitors Center Office of Admissions Improvements**  
**Estimated Project Cost: \$500,000.00**  
*SBC Project No. 540/009-23-2010*
- 24) **Henson Hall Systems Improvements**  
**Estimated Project Cost: \$1,000,000.00**  
*SBC Project No. 540/009-24-2010*
- 25) **Window Replacement in Dabney/Buehler and Physics**  
**Estimated Project Cost: \$1,000,000.00**  
*SBC Project No. 540/009-25-2010*
- 26) **Classroom Improvements**  
**Estimated Project Cost: \$1,500,000.00**  
*SBC Project No. 540/009-26-2010*

**C. U.T. MARTIN**

- 1) **Paul Meek Library Roof Replacement**  
**Estimated Project Cost: \$1,400,000.00**  
*SBC Project No. 540/011-01-2010*  
Designer required

**D. U.T. HEALTH SCIENCE CENTER**

- 1) **Nash Building Renovation**  
**Estimated Project Cost: \$2,500,000.00**  
*SBC Project No. 540/013-01-2010*  
Designer required



- 2) **Pauline Building Renovation**  
**Estimated Project Cost: \$3,000,000.00**  
*SBC Project No. 540/013-02-2010*  
Designer required
  
- 3) **Wittenborg Building Equipment Replacement**  
**Estimated Project Cost: \$2,145,000.00**  
*SBC Project No. 540/013-03-2010*  
Designer required

**UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE**

- 1) Approved a request for a revision in scope of a project for **Dunn Building – 4<sup>th</sup> Floor Renovation** at University of Tennessee Health Science Center, Memphis, to include improvements to clinical and research spaces, to be accomplished within existing funding.

**Estimated Project Cost: \$3,000,000.00**  
*SBC Project No. 540/013-03-2008*

\* \* \* \* \*

TENNESSEE BOARD OF REGENTS

11:05 a.m.

Chancellor Charles Manning requested action on the following matters.

**Austin Peay State University, Clarksville**

- 1) Approved a request for a revision in estimated project cost and funding from \$8,455,168.94 to \$8,830,168.94 (a \$375,000.00 increase), and acknowledgment of the source of funding of the project for **McCord Building Renovation** at Austin Peay State University in Clarksville, Tennessee.  

<b>Revised Estimated Project Cost:</b>	<b>\$8,830,168.94</b>
<b>SBC Project No.</b>	<b>166/003-01-2000</b>
- 2) Approved a request for a revision in estimated project cost and funding from \$2,000,000.00 to \$3,100,000.00 (a \$1,100,000.00 increase), and acknowledgment of the source of funding of the project for **Infrastructure Improvements** at Austin Peay State University in Clarksville, Tennessee.  

<b>Revised Estimated Project Cost:</b>	<b>\$3,100,000.00</b>
<b>SBC Project No.</b>	<b>166/003-02-2007</b>
- 3) Approved a request for a revision in source of funding for **Trahern Building Roof Replacement** at the Austin Peay State University in Clarksville, Tennessee.  

<b>Estimated Project Cost:</b>	<b>\$230,000.00</b>
<b>SBC Project No.</b>	<b>166/003-05-2009</b>
- 4) Approved a project and acknowledgment of the source of funding for **Baseball Practice Building Installation** at Austin Peay State University in Clarksville, Tennessee, with the selection of a designer referred to the Subcommittee, with authority to act.  

<b>Estimated Project Cost:</b>	<b>\$105,000.00</b>
<b>SBC Project No.</b>	<b>166/003-01-2010</b>
- 5) Approved a project and acknowledgment of the source of funding for **Marks Building Fire Alarm Installation** at Austin Peay State University in Clarksville, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.  

<b>Estimated Project Cost:</b>	<b>\$125,000.00</b>
<b>SBC Project No.</b>	<b>166/003-02-2010</b>

**East Tennessee State University, Johnson City, Tennessee**

- 1) Approved a request to issue a Request for Proposals for Best Value Option 1 Alternative Delivery Method for **HVAC Repair and Replacement** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: \$ 6,000,000.00  
SBC Project No. 166/005-06-2009

- 2) Approved a request for approval to issue a Request for Proposals for Best Value Option 1 Alternative Delivery Method for **Buc Ridge Apartment Complex Phase 4** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: \$11,000,000.00  
SBC Project No. 166/005-10-2009

**Middle Tennessee State University, Murfreesboro, Tennessee**

- 1) Approved the selection of Denark Construction as Construction Manager / General Contractor for the project of **Deere and Nicks Hall Housing Renovation** at Middle Tennessee State University in Murfreesboro, Tennessee, based upon Proposals received December 8, 2009, and approval to include commissioning services on the project.

Estimated Project Cost: \$11,920,000.00  
SBC Project No. 166/009-10-2006

**Cleveland State Community College, Cleveland, Tennessee**

- 1) Approved a project and acknowledgment of the source of funding for **Science Labs Modernizations** at Cleveland State Community College in Cleveland, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$489,000.00  
SBC Project No. 166/013-01-2010

**Dyersburg State Community College, Dyersburg, Tennessee**

- 1) Approved a project and acknowledgment of the source of funding for **Building Mechanical System Modernization** at Dyersburg State Community College in Dyersburg, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$550,000.00  
SBC Project No. 166/017-01-2010

### **Nashville State Community College**

- 1) Approved a request for a revision in estimated project cost and funding from \$13,430,000.00 to \$14,130,000.00 (\$700,000.00 increase) and acknowledgment of the source of funding for **Community College Renovations** at Nashville State Community College, Nashville, Tennessee.  

**Revised Estimated Project Cost: \$14,130,000.00**  
**SBC Project No. 166/034-02-2007**

### **Roane State Community College, Harriman, Tennessee**

- 1) Approved a project and acknowledgment of the source of funding for **Science Labs Modernization** at Roane State Community College in Harriman, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.  

**Estimated Project Cost: \$725,000.00**  
**SBC Project No. 166/027-01-2010**

### **Tennessee Technology Center @ Athens, Athens, Tennessee**

- 1) Approved a project and acknowledgment of the source of funding for **Roof Replacement** at Tennessee Technology Center @ Athens in Athens, Tennessee, with selection of a designer referred to the Subcommittee, with authority to act.  

**Estimated Project Cost: \$210,000.00**  
**SBC Project No. 166/040-01-2010**

### **East Tennessee State University, Johnson City, Tennessee**

- 1) Chancellor Manning presented a request for approval of the Early Design Phase for **Baseball Facility** at East Tennessee State University in Johnson City, Tennessee, as presented by Ken Ross Architects, Inc. After Mr. Ross' presentation, Speaker Williams commented that it was a wonderful design. He said he was concerned as ETSU's football program was eliminated because of costs and he was not sure that the baseball program was profitable. He added that the students were asked to vote if they wanted to bring back football by increasing student fees. He asked if this baseball project was brought to the students for a vote. Chancellor Manning commented that the fees used to fund the baseball project were already in place from previously authorized fees. He added that football is particularly expensive, as well as being an all-male sport, and it puts a burden on other sports. He added that the reinstatement of the football program required an increase in student fees; whereas, they were using existing fees for the baseball project. Lieutenant Governor Ramsey commented that, as a graduate, he sees a movement towards bringing football back in four or five years. Chancellor Manning responded that they have nothing against football—it's just the cost involved. Speaker Williams said he could see possible opposition for the same reason. He added that he didn't want anything he said to be misconstrued because, if they were going to do baseball, they do need a facility. The request was then approved without objection.  

**Estimated Project Cost: \$4,750,000.00**  
**SBC Project No. 166/005-01-2008**

## **Discussion of Bids**

- 1) **Middle Tennessee State University, Murfreesboro**  
(Jones Hall HVAC Update)  
SBC Project No. 166/009-02-2007  
Bid date: 1-13-2010  
SBC Action: Referred to Subcommittee with authority to act
  
- 2) **Roane State Community College, Harriman**  
(Expo Center Roof Repair/Replacement)  
SBC Project No. 166/027-01-2007  
Bid date: 1-13-2010  
SBC Action: Referred to Subcommittee with authority to act

\* \* \* \* \*

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:20 a.m.

DATA CENTER, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a project for **Chiller & EMS Replacement** at the Data Center in Nashville, approval to utilize commissioning services, and selection of a designer to design and supervise the project. Comptroller Wilson questioned the funding from 2001 G.O. Bonds. Commissioner Goetz responded that these funds were from residual money from the Facilities Revolving Fund account and that this could qualify as an energy saving project. Comptroller Wilson said he understood the need for the project, but he would like a clearer understanding of the funding. The Commission referred the matter to the Subcommittee, with authority to act.

**Estimated Project Cost:           \$2,750,000.00**  
*SBC Project No.               529/031-01-2010*

\* \* \* \* \*

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on December 10, 2009.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED  
10% OF BASE CONTRACT AMOUNT

- 1) **Wynnewood State Historic Site**  
(Vegetative Debris Removal)  
Change Order No. 3  
Contract Amount: \$59,900.00  
Change Order Amount: \$9,984.00  
Change Order Percent: 16.67  
Cumulative Percent 20.66  
SBC Project No. 160/004-01-2008
- 2) **Tennessee State University**  
(Clement Hall Allied Health Renovations)  
Change Order No. 7  
Contract Amount \$1,189,929.00  
Change Order Amount: \$10,213.69  
Change Order Percent: 0.86  
Cumulative Percent 10.10  
SBC Project No. 166/001-05-2005
- 3) **Tennessee State University**  
(Clement Hall Allied Health Renovations)  
Change Order No. 8  
Contract Amount: \$1,189,929.00  
Change Order Amount: \$41,018.49  
Change Order Percent: 3.45  
Cumulative Percent 13.55  
SBC Project No. 166/001-05-2005
- 4) **Tennessee Wildlife Resources Agency**  
(Royal Blue Office Building)  
Change Order No. 1  
Contract Amount: \$148,599.00  
Change Order Amount: \$43,653.90  
Change Order Percent: 29.38  
Cumulative Percent 29.38  
SBC Project No. 220/020-04-2007

- 5) **University of Tennessee Knoxville**  
(Fraternity Houses Renovation & Additions (Pi Kappa Alpha))  
Change Order No. 4  
Change Order Amount: \$71,117.64  
Change Order Percent: 5.8  
Cumulative Percent 18.5  
SBC Project No. 540/009-37-2004
- 6) **University of Tennessee Knoxville**  
(Fraternity Houses Renovation & Additions (Pi Kappa Alpha))  
Change Order No. 5  
Change Order Amount: \$18,355.80  
Change Order Percent: 1.5  
Cumulative Percent 20.0  
SBC Project No. 540/009-37-2004
- 7) **University of Tennessee Knoxville**  
(Campus Entrances Phase II)  
Change Order No. 2  
Change Order Amount: \$75,301.00  
Change Order Percent: 13.2  
Cumulative Percent 34.4  
SBC Project No. 540/009-10-2002
- 8) **University of Tennessee Knoxville**  
(Neyland Stadium Improvements Phase 3)  
Change Order No. 9  
Change Order Amount: \$547,490.00  
Change Order Percent: 1.3  
Cumulative Percent 13.1  
SBC Project No. 540/009-02-2005
- 9) **University of Tennessee Knoxville**  
(Thompson Boling Arena Improvements)  
Change Order No. 4  
Change Order Amount: \$98,087.00  
Change Order Percent: 5.8  
Cumulative Percent 18.6  
SBC Project No. 540/009-22-2005
- 10) **University of Tennessee Knoxville**  
(Baseball Stadium Renovation & Additions Phase 2)  
Change Order No. 1  
Change Order Amount: \$350,041.00  
Change Order Percent: 13.0  
Cumulative Percent 13.0  
SBC Project No. 540/009-23-2004



- 11) **University of Tennessee Health Science Center**  
(Regional Biocontainment Lab)  
Change Order No. 7  
Change Order Amount: \$208,234.00  
Change Order Percent: 1.0  
Cumulative Percent 11.5  
SBC Project No. 540/013-09-2004

- 12) **TN School for the Blind**  
(Gym Renovation)  
Change Order No. 6  
Contract Amount: \$554,980.00  
Change Order Amount: \$84,106.86  
Change Order Percent: 15.15  
Cumulative Percent 25.12  
SBC Project No. 168/005-01-2005

**Approval to adjust the base.**

### **DESIGNER SELECTION LIST**

- 1) Approved referring the designer selections to the Subcommittee, with authority to act.

### **EXECUTIVE SUB-COMMITTEE REPORT**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on November 23, 2009.

\* \* \* \* \*

There being no further business, the meeting adjourned at 11:25 a.m.

Approved by: \_\_\_\_\_

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration